

AGENDA
&
NOTICE OF PUBLIC HEARING OF THE PLANNING COMMISSION
OF THE CITY OF WEATHERBY LAKE, PLATTE COUNTY, MISSOURI

Please Take Notice, that the Weatherby Lake Planning Commission will conduct a meeting and a public hearing on Monday, March 23, 2015, at 6:30 p.m. at 7200 NW Eastside Drive, Weatherby Lake, Missouri to consider 2 separate matters:

FIRST - A meeting regarding the Minor Subdivision Application for the replat of Lots # 35, 36, 37 & 38 Block A, Lakeview a Subdivision of Land in the City of Weatherby Lake, Platte County Missouri commonly known as 9910 NW 74th Street, Weatherby Lake, Platte County, Missouri, more fully described as:

Containing 40,692 square feet or 0.93 acres

All of Lots 36, 37, 38 and all that part of Lot 35, lying east of the west line of Section 14, Township 51 North, Range 34 West, resurvey of Lakeview, Block A, a subdivision in Weatherby Lake, Platte County, Missouri being more particularly described as follows: Beginning at a point on the South line of said Lot 35, said point also being on the West line of said Section 14; Thence N00°42'53"W, along the West line of said Section 14, a distance of 146.00 feet to a point on the North line of said Lot 35 as originally platted; Thence S76°18'19"E along said North line, a distance of 49.81 feet to the corner common to said Lots 35 and 36; Thence S68°19'06"E, along the North line of said Lot 36, a distance of 101.03 feet to the corner common to said Lots 36 and 37; thence S52°30'10"E, along said North line, a distance of 91.65 feet to the corner common to said Lots 37 and 38; Thence S54°48'20"E, along the North line of said Lot 38, a distance of 34.08 feet; thence S21°30'00"E, along the Easterly line of said Lot 38, a distance of 222.00 feet to the Southeast corner of said Lot 38, said point also being on the Northerly right-of-way line of Circle Drive; Thence Northwesterly along said right-of-way line; along a curve to the right having an initial tangent bearing of N60°30'08"W, a radius of 213.35 feet, an arc distance of 63.31 feet; thence Northwesterly, continuing along said right-of-way line, along a curve to the left being tangent to the last described curve, having a radius of 352.70 feet, an arc distance of 110.80 feet; Thence N61°30'00"W, continuing along said right-of-way line, a distance of 95.00 feet; Thence Northwesterly, continuing along said right-of-way line, along a curve to the left being tangent to the last described course, having a radius of 304.90 feet, an arc distance of 107.68 feet to the point of beginning.

The Planning Commission will consider a letter in the City's file which by omission was mistakenly not presented to it for consideration at the public hearing of 2-9-15 so as to give the Commission an opportunity to consider said letter in conjunction with all of the other evidence it previously heard on 2-9-15 and then take whatever action that it deems appropriate with regard to the application relative to the Replat of Lots # 35, 36, 37 & 38 Block A, Lakeview a Subdivision of Land in the City of Weatherby Lake, Platte County Missouri. Said letter and Replat and can be viewed at Weatherby Lake City Hall, 7200 NW Eastside Drive, Weatherby Lake, Missouri until 1:00p.m. Monday, March 23, 2015.

All interested persons are invited to hear the Commission's discussion concerning the evidence with regard to this matter.

SECOND - A public hearing with regard to whether to recommend to the City Board of Alderpersons that Section 405.120 of the Weatherby Lake Municipal Code should be modified to clarify setback requirements relating to irregularly shaped lots.

The hearing will give all interested persons an opportunity to appear and be heard with regard to this matter. The proposed changes can be viewed at Weatherby Lake City Hall, 7200 NW Eastside Drive, Weatherby Lake, Missouri until 1:00p.m. Monday, March 23, 2015.

Written comments on all items/changes can be submitted until 1:00 p.m. Friday, March 20, 2015 at City of Weatherby Lake, 7200 NW Eastside Drive, Weatherby Lake, Missouri.

Weatherby Lake Planning Commission

Gwen Cenac City Clerk

March 4, 2015